



# LAKE COUNTY PLANNING & ZONING BOARD AGENDA

## OCTOBER 3, 2012

### Location & Time

Commission Chambers  
County Admin. Building  
315 West Main Street  
Tavares, FL 32778-7800  
**P&Z: 9:00 a.m. 10/3/12**  
**BCC: 10:00 a.m. 10/23/12**

The Lake County Planning & Zoning Board is an advisory board to the Board of County Commissioners (BCC). It is responsible for reviewing changes to the Comprehensive Plan, zoning, conditional uses, mining site plans, and making recommendations on these applications to the Board of County Commissioners. Planning & Zoning Board meetings are held the first Wednesday of each month.

The recommendations of the Planning & Zoning Board are transmitted to the Board of County Commissioners (BCC) for their consideration at a scheduled public hearing; these cases will be heard at the BCC hearing time, or soon thereafter.

### Planning & Zoning Board Members

Paul Bryan, Chairman  
(District 5)

Timothy Morris, Vice  
Chairman (District 1)

Ted DeWitt (District 2)

Lorenzo G. John Ameri  
(District 3)

Rick Gonzalez (District 4)

Jim Miller, School Board,  
Representative

Kasey Kesselring, At-Large  
Representative

Donald L. Heaton,  
Ex-Officio, Non-Voting  
Military Representative

### Board of County Commissioners

Jennifer Hill, Vice Chair  
Sean Parks  
Jimmy Conner  
Leslie Campione, Chairman  
Welton G. Cadwell

District 1  
District 2  
District 3  
District 4  
District 5

### County Staff

David Heath, County Manager  
Sanford A. Minkoff, County Attorney  
Erin Hartigan, Assistant County Attorney

### Growth Management Department Staff

Gregg Welstead, Director, Conservation and Compliance  
Amye King, AICP, Director, Department of Growth Management  
Brian T. Sheahan, AICP, Planning Manager, Division of Planning & Community Design  
Steve Greene, AICP, Chief Planner, Division of Planning & Community Design  
Rick Hartenstein, AICP, Senior Planner, Division of Planning & Community Design  
Melving Isaac, Planner, Division of Planning & Community Design  
Jennifer Cotch, Environmental Specialist, Division of Planning & Community Design  
Ann Corson, Office Associate IV

**For any questions, comments, or concerns, please contact the Planning & Community Design Division at (352) 343-9641 or email [planning@lakecountyfl.gov](mailto:planning@lakecountyfl.gov).**

**LAKE COUNTY PLANNING & ZONING BOARD**  
**October 3, 2012**  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
October 23, 2012

- I. Pledge of Allegiance
- II. Invocation
- III. Agenda Update
- IV. Minute Approval
- V. Regular Agenda

Tab 1	CUP#12/9/1-1	A. & S. Bacon/D. & R. McCreedy Saddlewood Stables CUP
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Tab 2	PH#12/9/1-4	D. Wolford - Dalwolf Corp./Tom West, Inc. West Langley Borrow Pit
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VI. Amendments to LDR

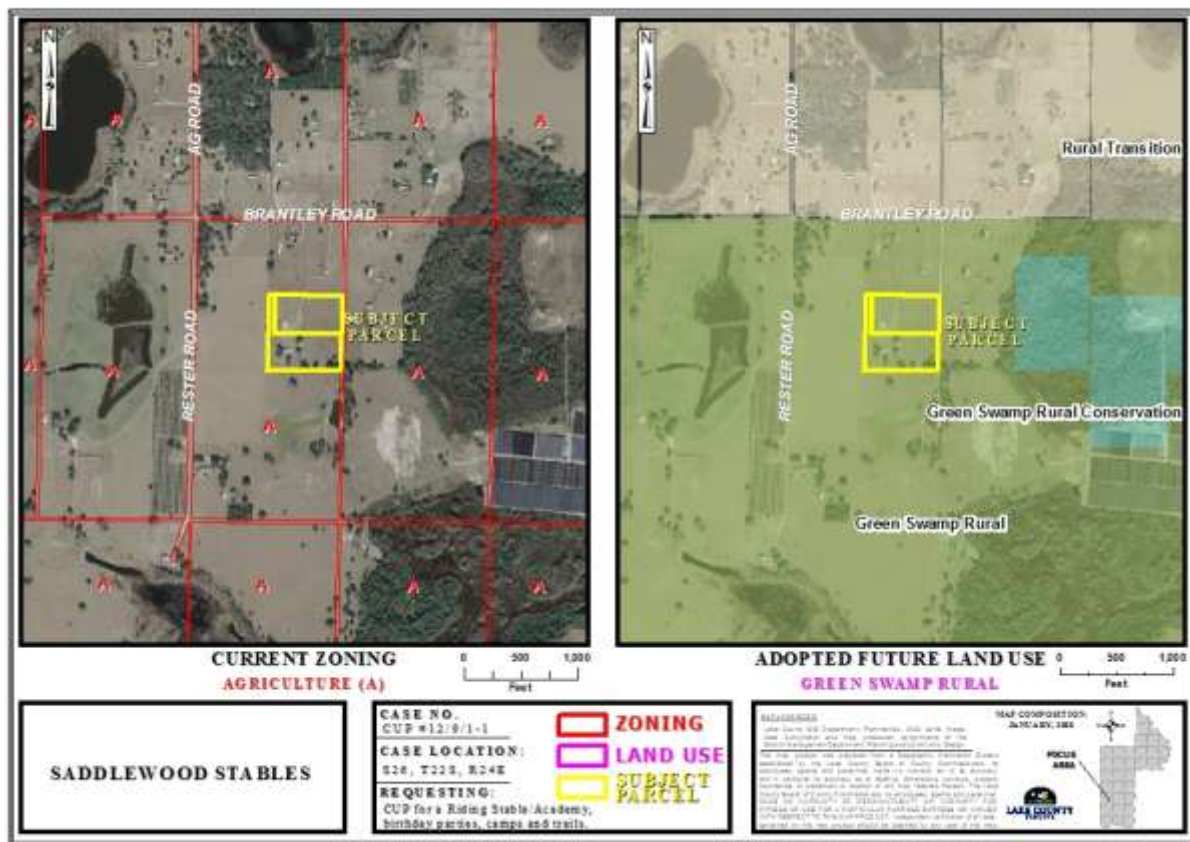
Tab 3	Ordinance 2012-XX	Lake County LDR amendment - Family Garden
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VII. Other Business

VIII. Adjourn

**CASE NO:** CUP#12/9/1-1  
**TAB NO:** 1  
**OWNER:** Amanda Bacon  
**APPLICANT:** Amanda & Sean Bacon/Debra & Ronald McCready  
**PROJECT NAME:** Saddlewood Stables

**GENERAL LOCATION:** Groveland area, Southwest of Brantley Rd./Equestrian Dr. in section, 13818 Equestrian Drive.



**REQUESTED ACTION:** The Applicant requests Conditional Use Permit approval in the Agriculture (A) Zoning within the Green Swamp for Riding Stable/Academy for riding lessons, equestrian-themed events and passive activities.

**SIZE OF PARCEL:** 10 +/- acres

**FUTURE LAND USE:** Green Swamp Rural

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the Conditional Use Permit request, with conditions.

**CASE NO:** PH#12/9/1-4

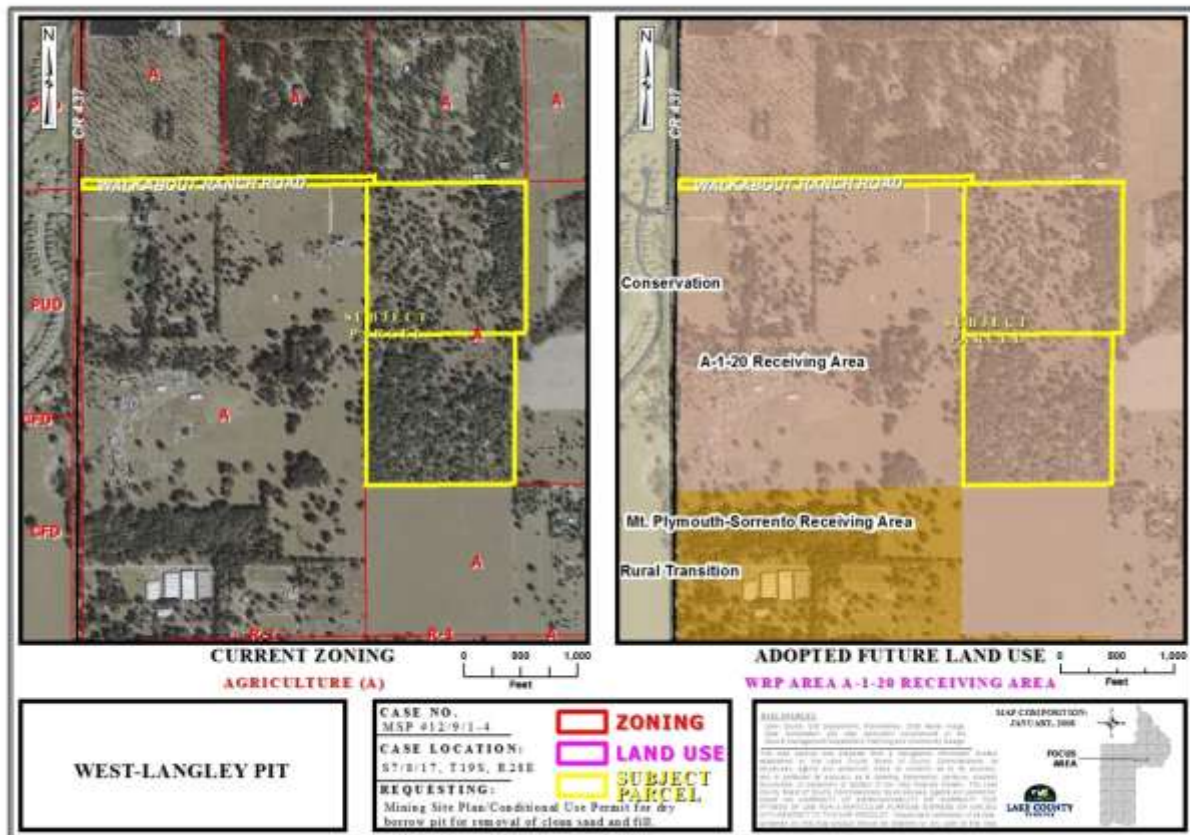
**TAB NO:** 2

**OWNER:** Tom West Inc.,

**APPLICANT:** Tom West Inc., - Dallas L. Wolford-Dalwolf Corporation

**PROJECT NAME:** West Langley Pit

**GENERAL LOCATION:** Sorrento area, west of CR 437 and southeast of CR 437 and CR 44 intersection



**REQUESTED ACTION:** The Applicant seeks conditional use permit approval for a mining site plan application for a dry borrow pit use to remove clean sand and fill for public works projects within the Wekiva Study Area.

**SIZE OF PARCEL:** 86.58 +/- acres

**FUTURE LAND USE:** Wekiva River Protection Area  
A-1-20 Receiving Area

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of a Mining Site Plan/Conditional Use Permit for dry borrow pit for removal of clean sand and fill with conditions, specifically that a minimum 100-foot setback is required from all property lines, a minimum of 50% of the property is dedicated as open space, and that all traffic impacts are fully addressed as specified in the proposed ordinance.

**CASE NO:** Lake County Land Development Regulation (LDR) Amendment – Family Garden

**TAB NO:** 3

ORDINANCE NO. 2012-\_\_\_\_\_

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS; AMENDING CHAPTER II, ENTITLED “DEFINITIONS”, TO ADD A DEFINITION FOR “FAMILY GARDEN”; AMENDING CHAPTER III, ENTITLED “ZONING DISTRICT REGULATIONS”, SECTION 3.01.02, ENTITLED “CLASSIFICATION OF USES”, AND SECTION 3.01.03, ENTITLED “SCHEDULE OF PERMITTED AND CONDITIONAL USES”, TO ADD PROVISIONS AND REGULATIONS FOR FAMILY GARDENS, AND TO ADD FAMILY GARDENS AS A PRINCIPAL, PERMITTED USE IN THE RA, AR, R1, R2, R3, R4, R6, R7, R10, RP, RMRP AND RM ZONING DISTRICTS; AMENDING CHAPTER IX, ENTITLED “DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS”, SECTION 9.02.05, “CRITERIA FOR ISSUANCE OF TREE REMOVAL PERMIT”, IN ORDER TO ALLOW TREES LOCATED IN THE FOOTPRINT OF A FAMILY GARDEN TO BE REMOVED; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAKE COUNTY CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the LDR amendment to add Family Garden use.